

Permanent Source - Fresno

April 14, 2008

What should the Permanent Source fund?

- Down Payment Assistance for First Time Home Buyers (FTHB)
- Funds for voucher subsidies to increase affordable housing
- Single family homeownership opportunities for Farmworker families
- Incentives for rehabilitation of older homes
- Permanent supportive housing for people with disabilities
- Funding to support Housing First model (homeless)
- Assist local governments and nonprofits to purchase foreclosed homes to keep permanently affordable – land trust concept
- Support sustainability and long term affordability and homeownership (foreclosure prevention/down payment assistance)
- Programs to help people get out of substandard housing (especially for low-income and disabled)
- Use of HOME program for teardown of substandard housing and rebuilding new homes
- Funds for infrastructure, site preparation, site acquisition and predevelopment
- Housing programs for emancipated foster youth (Director suggested that cities/counties/nonprofits also look into the current youth housing programs (i.e. MHP/Homeless Youth Housing))
- Money for flood insurance since FEMA will be redrawing maps
- Guidelines written keeping the Central Valley in mind (TOD)
- Possible elimination of rent control due to Prop 98 increases the need for rental assistance and rural housing
- Rural housing and farmworker housing (make sure rural areas are served). It is critical to fund child care centers within these projects to allow parents to go to work.
- Program to replace substandard mobile homes in addition to CalHome funds - (Director advised that CalHome loan amount was increased to \$60K)
- Money for planning departments so that planning departments are not only receiving money from developers which impacts housing policy
- Educate city and local officials on the critical need for affordable housing and the importance of including child care facilities either on or close to affordable housing.
- Tie financing to those cities that have housing element in compliance as well
- Rental and home ownership opportunities to extremely-low income population
- Housing with supportive services with the Mental Health Services Act
- Rental housing for small, rural communities
- Workforce housing program and public education. Foreclosure crisis connected to lack of education
- Permanent Source funds to homeless shelters
- Preservation of current/existing affordable housing using existing programs as MHP
- City Fees—assist developers with paying for impact fees especially to fund homeless shelters, affordable housing and child care centers located within those projects.
- Finance a public education campaign to educate public and elected officials in land use and planning
- Housing for physically disabled
- Low income housing is not always affordable for Extremely Low Income (ELI)—need rental housing and continuous rental assistance
- Lease or Rent to Own Program, coupled with IDP program
- The need for child care should be assessed in all new developments planned particularly in affordable housing. Care should be taken to ensure that child care facilities are located in close proximity to housing developments and close to transportation hubs.
- More self-help – this model is extremely successful in the Central Valley/immediate ownership/community involvement
- Incentives to developers for universal design—make accessible for the disabled and elderly
- Money and resources for administrative costs

- On-job-training provided by community colleges and nonprofits
- Funds for long-term housing – money for rental subsidies and new construction
- Encourage green building and energy-saving homes when funding new or revitalized housing
- Resources to be competitive for HUD rent

How should money be distributed?

- Clovis has a hard time competing for TOD/Infill Infrastructure programs (time consuming to apply and can't compete with other cities/counties). Should be a noncompetitive block grant or pro rata to smaller communities
- How will rural localities compete with Southern CA and/or San Francisco? Should consider set-asides directly to counties or cities within certain regions instead of having to compete against areas like LA, San Diego, and Bay Area.
- Base funding level for smaller cities and counties
- Housing sources to help homeless. Need a block grant or trust to local governments for local nonprofits for direct access
- Possibly create sub regional levels or regional set aside (for infill assistance as well)
- Incentives for resource/interagency leveraging collaboration
- Collaborative efforts in all areas, between jurisdictions and counties
- Distribute funds through local governments in valley and rural areas—separate funds to be distributed specific to Central Valley
- Base funding levels for vital projects for small communities. Incentive process to encourage resource leveraging
- Money should go to locals, not the Legislature
- Some funds should go directly to locals on an entitlement basis and to HCD on a competitive basis
- HCD has the opportunity to direct growth and development – how the development should happen, for example green development – HCD should get in front of the development process and support its high and best use that MHP and Infill dollars can leverage
- Money available is often not enough to fund a/one project. Need different types of funds for projects, a game of putting money together.
- Fair share of funds should go to Central Valley
- Divide state into 4 regions—every year the money would go to a specific region so each could get the units off the ground
- Component for low income and rural areas (i.e. County of Fresno, City of Orange Cove). Serna, BEGIN, and HOME are all excellent—90% of redevelopment is given to farm workers.
- Prove the feasibility or capability of city or county's program plan—funds given through local government based on capacity
- Money flowing to local government – local government needs to show money is going to a strategic plan and meeting housing element requirements. Ensure money is used for what it is intended for, not parking structures
- Incentives for nonprofits to work with local jurisdictions
- Funds per capita and per area to get fair share—state level and be competitive
- Crossing over jurisdictions and incentives are important.
- Needs to be senior related.
- Housing Trust Fund (HTF) as a way of distributing funds

What sources should we use?

- Real Estate Transfer Tax (used by State of Florida) raised \$800 million per year, but Governor could take the money if there is a budget crisis
- Housing Luxury Tax (every \$1 above median home or rent price)
- Millionaires tax
- Repeal or amend Prop 13
- Update to building permit process (fee for value) on all construction
- Building permit fee on all construction – new, commercial and residential
- Tax on sale of homes that are not primary residence
- Luxury Tax

- Sin Tax (lottery, alcohol, tobacco)
- Mixed Funding Streams—mixed sources rather than just a tax
- Gas Tax
- State Sales Tax—affordable housing/low income
- Casino/gambling tax or fee
- Interest on title insurance trust account (for real estate escrow accounts) – percentage of escrow accounts and title insurance
- Determine a "reasonable" amount of use for water, electricity, gas, or propane for the number of family members in a residence (not by value of home, square footage, etc). Charge a higher usage fee for going over that "reasonable" usage. Overage amounts should go toward funding housing (and maybe utilities) for low-income and special needs housing. This would encourage energy savings as well as funding housing.
- Create a partnership with California and the Federal government
- Land trust for mixed income housing to create permanent source of affordable housing in communities